

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 WHIMBREL CRESCENT KIALLA VIC 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$275,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,750

Property type

Other

Suburb

Kialla

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 CALLIOPE LANE KIALLA VIC 3631	\$270,000	02-Apr-25
8 SUNBIRD WAY KIALLA VIC 3631	\$285,000	06-Mar-25
13 NANKEEN STREET KIALLA VIC 3631	\$265,000	08-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 August 2025

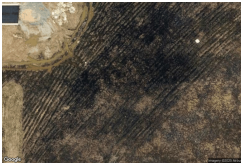

6 CALLIOPE LANE KIALLA VIC 3631

 Sold Price **\$270,000** Sold Date **02-Apr-25**
 4  2  -

 Distance **0.64km**

8 SUNBIRD WAY KIALLA VIC 3631

 Sold Price **\$285,000** Sold Date **06-Mar-25**
 -  -  -

 Distance **0.65km**

13 NANKEEN STREET KIALLA VIC 3631

 Sold Price **\$265,000** Sold Date **08-May-24**
 -  -  -

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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